



**FARMERS
BRANCH**

ORDINANCE NO. 3250

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS PREVIOUSLY AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A RESTAURANT AN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT FOR AN APPROXIMATELY 4500 SQUARE FOOT PORTION OF A BUILDING LOCATED ON A PORTION OF BLOCK B, METROPOLITAN BUSINESS PARK, SECTION ONE, FARMERS BRANCH, AS DEPICTED IN EXHIBIT "A" HERETO (MORE COMMONLY KNOWN AS 13608 MIDWAY ROAD, SUITES 110 AND 180); ADOPTING A SITE PLAN WITH BUILDING ELEVATIONS AND LANDSCAPE PLAN, PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICT RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by granting a Specific Use Permit for a Restaurant for an approximately 4500 foot portion of a building located on a portion of Block B, Metropolitan Business Park, Section One, City of Farmers Branch, Dallas County, Texas (said portion being more commonly known as 13608 Midway Road, Suites 110 and 180, Farmers Branch, Texas), inclusive of the outdoor seating area exterior to said building, as shown on the General Site Plan/Floor Plan attached hereto as Exhibit "A," and incorporated herein by reference ("the Property").

SECTION 2. The Property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein; provided, however, if the Property is developed and used as Restaurant as authorized pursuant to Section 1, above, such development and use shall be in accordance with

the General Site Plan/Floor Plan attached hereto as Exhibit "A", and the Parking Plan, Building Elevations, and Landscape Plan, attached hereto as Exhibits "B", "C" and "D", respectively, and incorporated herein by reference.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

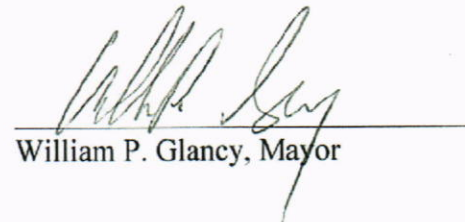
SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 5TH DAY OF NOVEMBER, 2013.

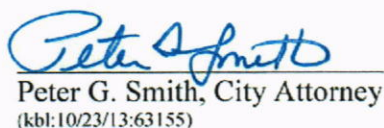
ATTEST:


Angela Kelly, City Secretary

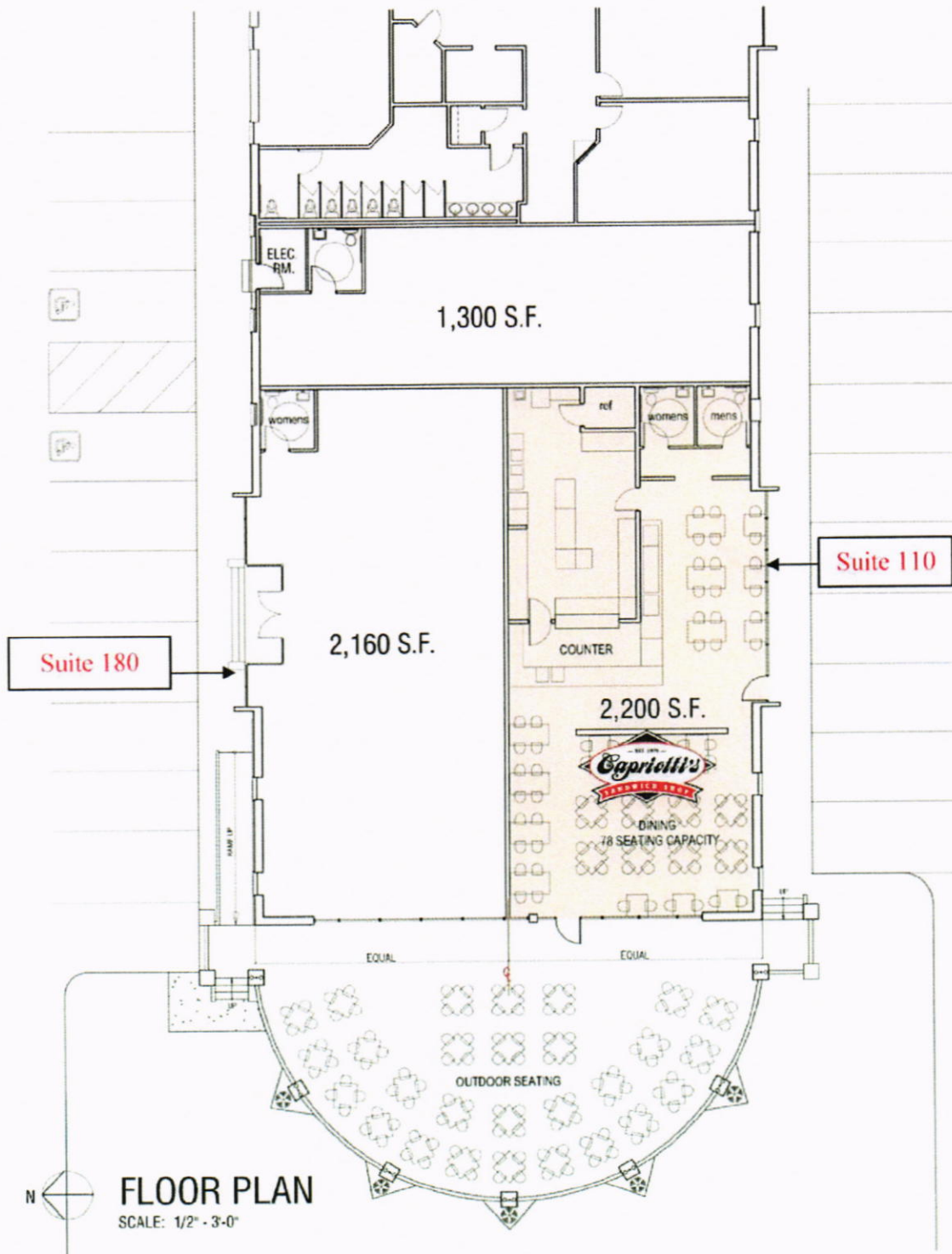
APPROVED:


William P. Glancy, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl:10/23/13:63155)

Ordinance No. 3250
Exhibit A
General Site Plan/Floor Plan



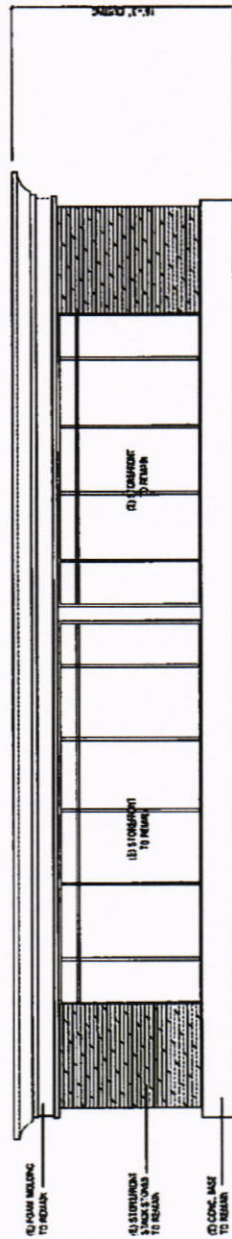
Parking Plan



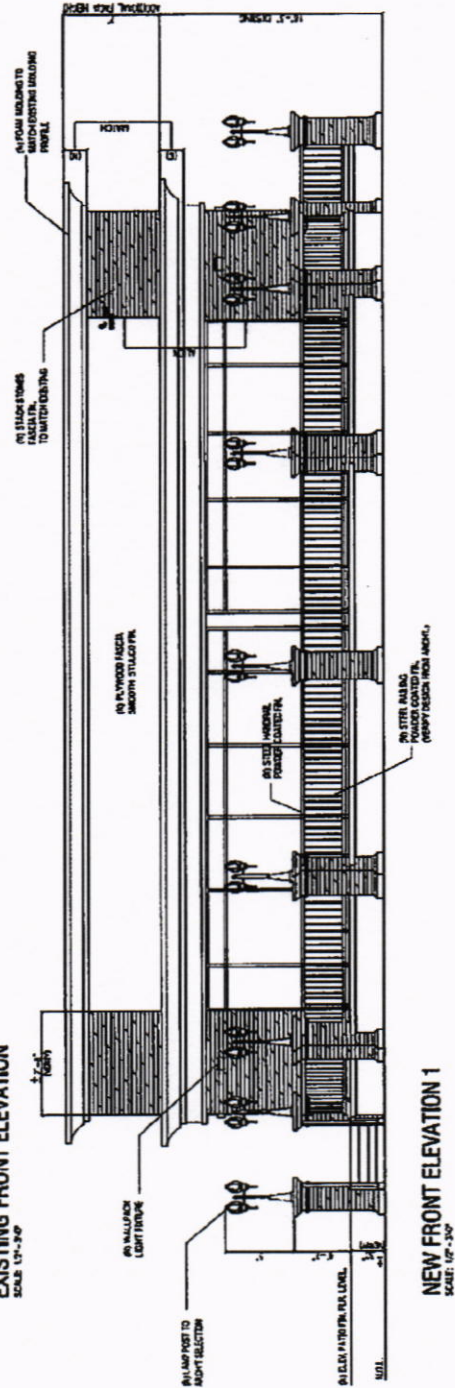
**Ordinance No. 3250
Exhibit C
Building Elevations**



Ordinance No. 3250
Exhibit C (cont.)
Building Elevations



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



NEW FRONT ELEVATION 1
SCALE 1/4" = 1'-0"

Ordinance No. 3250
Exhibit C (cont.)
Building Elevations

PROJECT NAME AND ADDRESS
 FACADE REMODELING AND
 ADDITIONAL ELEVATED PATIO
 13609 MIDWAY ROAD
 DALLAS, TX 75244

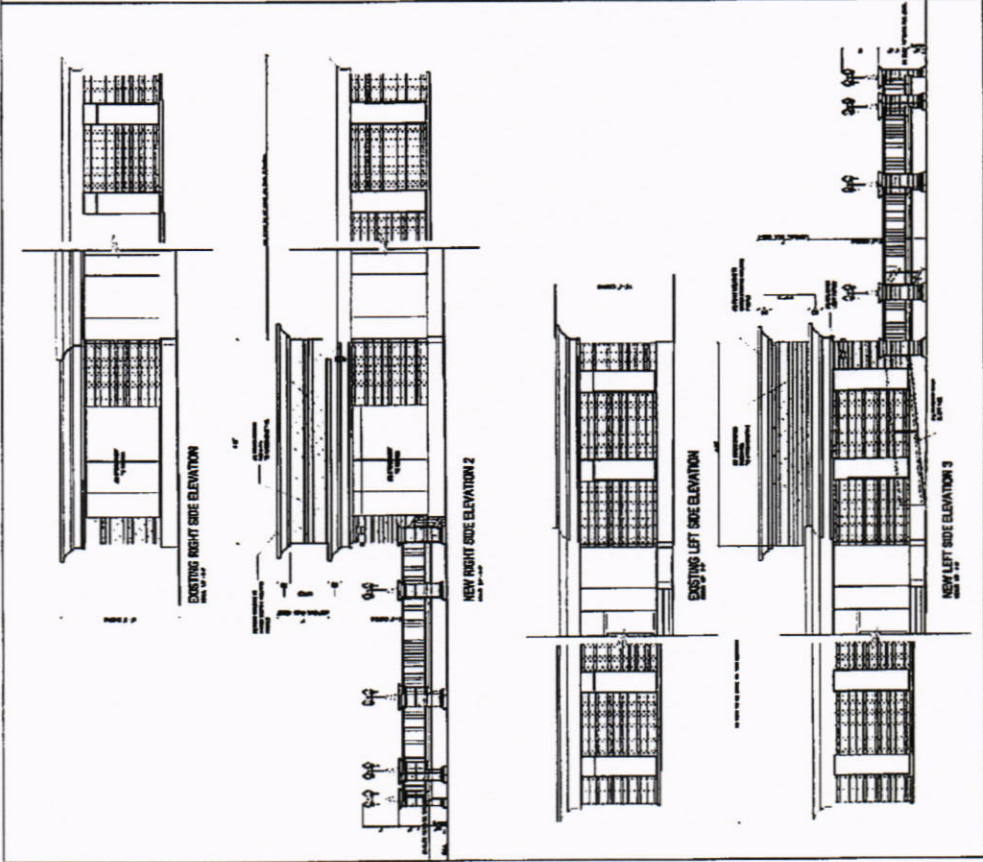
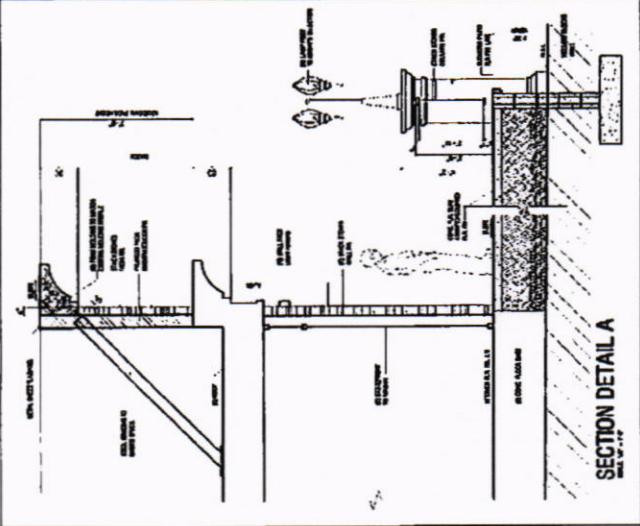


OWNER: 13609 MIDWAY ROAD, DALLAS, TX 75244
 ARCHITECT: BH & ASSOCIATES, 13609 MIDWAY ROAD, DALLAS, TX 75244

REVISIONS: BY: DATE:

SHEET TITLE: ELEVATIONS
 SECTION DETAILS

PLAN NO.:
 DRAWN BY:
 SCALE: 1/4" = 1'-0"
 DATE: 08/09/13
 SHEET: A-2



Landscape Plan

